



EXECUTIVE SUMMARY

PLAN VISION

The Torrey Hills community planning area is characterized by its high visibility from adjacent freeways and its varying natural topography. It is uniquely located between two regionally significant open space areas: Carmel Valley on the north and Los Peñasquitos Canyon Preserve on the south. This location, with its coastal influences combined with the natural features of the planning area, results in the presence of potentially important native habitats and wildlife species. Additionally, the planning area is situated in proximity to existing employment centers and residential development, which provides an opportunity for the Torrey Hills Community Plan (Plan) to balance land uses in the area.

The primary vision of the Plan, which will guide development in Torrey Hills over the next 15 to 20 years, is:

Develop the community with land uses that complement surrounding developing areas and maximize mobility opportunities; that reflect the variety of landforms characterizing the community; that protect and enhance important wildlife habitat; and that provide for a high-quality urban form reflective of the area's unique location and natural attributes.

The focus of this Plan is to implement this vision through the creation of cohesive land uses which provide residential densities supported by an integrated circulation network and mobility and transit opportunities; which supplement the employment base developing in the area; which combine land uses in and around the community to create a viable balance; and which are compatible with regional open space plans and important wildlife habitats.

The **Land Use Plan** appearing on **Figure 1** and the **Land Use Table (Table 1)** represent a development scenario for the community that implements the Plan Vision.

TABLE 1
LAND USE TABLE

Land Use	Acres	Percent of Community Plan	Development Intensity
Residential			
Very Low	22	3	123 units
Low	203	26	1,211 units
Medium Low	38	5	770 units
Total Residential	263	34	2,104 units
Commercial			
Torrey Corner	24	3	477,000 square feet
Support Commercial Center ¹	4	1	40,000 square feet of support retail commercial or industrial/business park land uses OR a maximum of 300 hotel rooms and 5,000 square feet of support retail commercial land uses
Torrey Hills Neighborhood Commercial Center	13	1	151,300 square feet
Total Commercial	41	5	668,300 square feet
Industrial/Business Park			
Torrey Hills Industrial/Business Park	47	6	1,099,775 square feet
Sorrento Hills Gateway	30	4	250,225 square feet
Total Industrial/Business Park	77	10	1,350,000 square feet
Community Sports Park Complex	14	2	
Open Space	283	36	
Utility			
SDG&E Substation	40	5	
Streets, Freeways	66	8	
Totals	784	100	

¹ The Support Commercial land use permits development of retail commercial uses, hotel facilities intended to support the adjacent business/industrial parks and/or a combination of support retail uses and support hotel uses. Additionally, the Support Commercial land use allows for development of business park/industrial uses, if support commercial uses do not occur in this area of the community.

KEY POLICIES

The following key policies have been developed to respond to the Plan's vision of land use balance, integration and cohesiveness; sensitivity toward open space and wildlife habitat and a reflection of underlying landform; and densities of land uses supported by accessibility and employment base. These key policies have been interwoven throughout all elements of this Plan.

1. Develop a mix of land uses that integrates and balances existing and planned land uses in the community as well as takes advantage of view opportunities and accessibility.
 2. Provide employment, recreation and housing opportunities situated in a manner that encourages walking and bicycle use to assist in reducing single-occupant automobile travel.
 3. Develop industrial areas with predominately light industrial, manufacturing, professional office and scientific research uses. Such developments shall reflect sensitivity in design and complement residential developments.
 4. Provide adequate retail and support commercial uses to meet community demand.
 5. Develop specific development controls and special design standards through the permit review process to assure compatibility with adjacent residential and regional park uses.
 6. Adhere to community-wide landscape design guidelines to ensure that Torrey Hills has a distinctive and cohesive community image.
 7. Encourage more efficient use of land compatible with and sensitive to existing natural ecological, scenic and open space resources through innovative grading techniques and design standards.
 8. Preserve and, if necessary, enhance or restore open space areas identified within the community. Protect open space areas from development pressures through dedication, acquisition or open space easements.
 9. Assure compatibility with the existing energy developments in the community by minimizing the impacts of development on the existing facilities and by minimizing the impacts of the facilities on the development.
 10. Provide for land development projects within the community which are sensitive to landform and adjacent uses, which have adequate internal circulation and linkage to regional vehicular and transit transportation systems and which demonstrate high-quality design and construction.
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